

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING HELD ON MARCH 27, 2006
(Approved April 3, 2006)

The Board of Supervisors held a Special Meeting on Monday, March 27, 2006. Present for the meeting were supervisors Robert F. Preston, W. Atlee Rinehart, Tim Roland and Rosemarie Miller. Also in attendance were Casey LaLonde, Township Manager and Planning Commission Vice-Chairman Walt Woessner. Township residents Gail Brown, Elaine Preston, Lance Parson of the Planning Commission, Mike Coine of the Zoning Hearing Board and Lynn Coine were also in attendance. Mr. Preston called the meeting to order at 7:03 p.m.

1. PUBLIC COMMENTS

There were no public comments.

2. ZONING ORDINANCE DISCUSSION

A discussion of Article II, Definitions occurred with the following comments:

1. Lot Frontage – add definition.
2. Mini Storage Facility – strike “Mini” and change name to “Storage Facility.”
3. Mobile / Manufactured Home – separate and define both terms independently.
4. Municipal Solid Waste – add language specifically excluding “radiological and biological wastes.”
5. New Mobile / Manufactured Home – separate and define both terms independently.
6. Day Care – add definition per North Coventry Township’s SALDO.
7. Open Space – see “Common Open Space.”
8. Parking Space – delete “usable area . . .” use Zoning Ordinance §1305.
9. Public Notice – add “Hearing” to definition. Add cross reference: “See Zoning Hearing Board chapter.”
10. Recycling Facility – add “plastic” and “compost facility” to definition.
11. Retention Basin – add definition, using the Chester County definition.
12. Room House – reduce number to “5” persons.
13. Add to SALDO diagrams used by North Coventry Township for sight distance, riparian buffer, etc. modified to East Coventry Township standards
14. Seasonably High Water Table – add “typically one foot.”
15. Sight Distance – delete definition from Zoning Ordinance only, definition should remain in SALDO.
16. Wetlands Delineation – check existing definition against U.S. Army Corps of Engineer definition and use Corps’ definition if different.

The Board agreed to discuss Gross Tract Area and Net Tract Area at a future Zoning meeting per Walt’s memo.

The discussion of Zoning Ordinance definitions is hereby concluded.

3. OTHER BUSINESS

An invoice was presented in the amount of \$410.90 payable to Ruckle's Auto Body. Rinehart made a motion to pay the invoice with Roland seconding the motion. The motion carried 4-0-0.

A Fire Police request was made by East Pikeland Township for the Lion's Club 5k Run/Walk for 9:00 a.m. April 8, 2006. Rinehart made a motion to approve the Fire Police request with Preston seconding the motion. The motion carried 4-0-0.

Mr. Preston requested that the Township Manager produce a GIS map of all Township owned property and any other privately owned open space over 25 acres not currently under subdivision or under easement to Chester County or other open space preservation organization.

ADJOURNMENT

The Board adjourned into executive session at 9:30 p.m. to discuss potential litigation and personnel.

Respectfully submitted,

Rosemarie Miller
Township Secretary